

Committee Report

Item 8A

Reference: DC/19/05196

Case Officer: Vincent Pearce

Ward: Elmswell & Woolpit.

Ward Member/s: Cllr Helen Geake. Cllr Sarah Mansel.

RECOMMENDATION-

Subject to securing a Deed of Variation to the original S106 Agreement [to allow early delivery of adjacent car park through the transfer of the land to MSDC [ahead of the trigger within the current Agreement] then approve reserved matters [scale, layout, appearance & landscaping]

Description of Development

First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115 no dwellings. Access details were approved at outline stage.

Location

Land South Of, Old Stowmarket Road, Woolpit, Suffolk

Expiry Date: 05/02/2020

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: BDW Homes (Eastern Counties)

Parish: Woolpit

Site Area: 5.5ha

Density of Development:

Gross Density (Total Site): 20.9dph

Net Density (Developed Site, excluding open space and SuDs): 27.1dph

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes - Pre-app reference DC/19/04758 [supportive response]

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

- The application relates to a major proposal comprising more than 15 dwellings [RM]
-

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

Core Strategy [2008]

CS01 - Settlement Hierarchy

CS02 - Development in the Countryside & Countryside Villages

CS03 - Reduce Contributions to Climate Change

CS04 - Adapting to Climate Change

CS05 - Mid Suffolk's Environment

CS06 - Services and Infrastructure

CS09 - Density and Mix

Core Strategy Focussed Review

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

FC02 - Provision And Distribution Of Housing

Local Plan [1998]

GP01 - Design and layout of development

H04- Proportion of Affordable Housing

H02 - Housing development in towns

H03 - Housing development in villages

H07 - Restricting housing development unrelated to needs of countryside

H13 - Design and layout of housing development

H14 - A range of house types to meet different accommodation needs

H15 - Development to reflect local characteristics

H16 - Protecting existing residential amenity

H17 - Keeping residential development away from pollution

T09 - Parking Standards

T10 - Highway Considerations in Development

CL08 - Protecting wildlife habitats

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan has now reached **Reg 17 Independent Examination Stage (March 2020)**

Mid Suffolk District Council has appointed Janet Cheesley BA (Hons) DipTP MRTPI to carry out an independent examination of the Woolpit NDP. The examination has now commenced and further updates will be published as and when appropriate via the Examination Correspondence document on the Council's relevant web page. The Neighbourhood Plan is a material planning consideration that currently attracts limited weight.

Relevant draft policies to this RM submission:

- Policy WPT3: New Homes at Land south of Old Stowmarket Road [**site allocated for housing**]
- Policy WPT6: Housing Type [**proposed mi size provided is diverse**]
- Policy WPT 8: Housing for the **Elderly** [**proposal includes bungalows and small units for downsizers**]
- Policy WPT16: Footpaths and cycleways [**good provision and linkages included**]
- Policy WPT17: Public charging points for electric vehicles [**included**]
- WPT18: Design [**details satisfactory**]
- WPT19: Design and character [**details acceptable**]

Status of Draft Joint Local Plan [2019]

The Babergh and Mid Suffolk Joint Local Plan is currently in Regulation 18 phase with the consultation period for comments now finished. As the Draft Joint Local Plan is only in Regulation 18 it has limited weight afforded to it when making decisions and therefore the existing Adopted Local Plan¹ and the NPPF hold more weight. The Adopted Local Plan remains the starting point for the Council when determining planning applications.

Comparison of weight to be afforded

The Woolpit Neighbourhood Plan is at examination stage, and as such in planning terms has limited weight. This does not disregard the time and work the neighbourhood plan team have put into producing their neighbourhood plan, but explains how much weight the plan can currently legally be given when making a decision on a planning application.

The emerging Joint Local Plan for the Council has limited weight at present due to the Regulation 18 stage of Preferred Options it is currently at. There is however a large body of evidence behind

¹ where policies remain 'up to date' and NPPF compliant

this plan that looks at the housing requirements across the whole district, and the infrastructure needed to support this development.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

No objection to the recent amendments

National Consultee (Appendix 4)

Highways England

Referring to the planning application referenced above, dated 31 January 2020, application for the submission of details of planning permission 1636/16 amended by 96a permission DC/18/03517. Layout, scale, appearance and landscaping to be considered for the erection of 115 dwellings, land south of Old Stowmarket Road, Woolpit, Suffolk, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection.

Natural England

No comments

NHS CCG

The CCG responded to an earlier version of this planning application and the re-consultation does not contain anything that would require any adjustment so please refer to the original response sent in November 2019. [CIL requirements necessary as established at outline stage]

Anglian Water

We can confirm we have reviewed the amended documents and we have no further comments to add to our previous response which is attached for your reference.

Historic England

On the basis of this information, we do not wish to offer any additional comments and our advice of 18th November 2019 (Our Ref: P01126372) remains applicable.

Historic England Advice The developments area is on the outskirts of the village of Woolpit and are close to the Scheduled Monument known as Lady's Well, which comprises a holy well and moated enclosure (List Entry 1005992). The development area is less than 100m from the edge

of the Woolpit Conservation Area, which contains a number of Listed Buildings, including the Grade I Church of St Mary. Historic England have commented on two previous applications for this site (Outline Planning 1636/16 and Amendments 18/03517). Our advice was that although we were unlikely to object in principle to the development, that the applicant should 1) provide a detailed assessment of the setting of the heritage assets through a Landscape and Visual Impact Assessment, and, 2) that the applicant consider design changes to the masterplan that would give a greater consideration to the setting of the designated heritage assets. We are pleased to see that both issues have been addressed, particularly the incorporation of an expanded area of open space at the entrance to the development helping to soften the visual impact of the development as viewed from the Conservation Area and the Scheduled Monument. The re-alignment of the buildings that front Old Stowmarket Road and their separation from the road by planting is also welcome.

County Council Responses (Appendix 5)

Suffolk Constabulary

Comment opens with

“It is good to see that the properties have been designed in such a way to allow for surveillance of the area and that few rear alleys have been incorporated. It is also good to note that where public open spaces have been designated there is at least one property nearby with active windows for surveillance....”

Whilst much of the layout is commended some elements are highlighted. These include in some cases garages not being adjacent to the associated house but set back behind a parking space. Whilst Suffolk Police may have a concern about such arrangements the layout is a standard response to meeting the Council’s off- street parking standards. Elsewhere parking areas are considered to be poorly supervised although in reality they are overlooked by associated property frontages and do not take the form of rear courtyard parking. If anything they are urban parking squares. Walls and fences are recommended to close off areas behind forecourt parking spaces and rear gardens and this is a reasonable security measure that can be secured by condition. The request that main open spaces be edged in knee rail is also reasonable and will be conditioned as this will prevent unauthorised access for vehicles onto open spaces.

SCC Archaeology

We have no comments to make on this reserved matters application. We still recommend our advice for planning application 1636/16/

SCC Floods & Water Management

The SuDS authority has asked for further technical information in respect of the basin size and design. Specifically:

1. Provide a cross-section and plan view of basin, including 1:4 side slopes, wet/dry benches, freeboard, volumes/water depths (1:1, 1:30 & 1:100+CC) and maintenance strips.

2. Submit detailed planting details for the attenuation basin, especially the area which will notes as cleaning pond. Plants should look to provide treatment of surface water and provide habitat

The resolution of this technical matter can be resolved by negotiation during the period for drafting the recommended Deed of Variation described later in this report [and included within the formal recommendation [in the event that Member's are minded to approve reserved matters

SCC Highways

Construction of Roads and Footways Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide. The details are to be to Suffolk County Estate Road Specification. The shared surface roads are indicating 1m service strips both sides of the roads but do not continue around visitor parking. This detail needs to be included if the roads are to be adopted by highway authority. All footway links within the site are to have bound surfacing to enable use throughout the year. Design of the crossing point for the footway adjacent to Plot 81 on Road 2 needs to be reconsidered as the visitor parking spaces are on the pedestrian desire line. Parking Dimensions of the parking spaces and garages have not been specified; a standard car parking space is 2.5m x 5.0m and a standard garage is 3.0m x 7.0m. By scaling, the car parking spaces are the correct size but the garages are undersize. Landscaping Dimensions have not been supplied for the trees locations; All trees to have 2.5m minimum offset from the edge of the adoptable highway and should have root protection. The trees should also no interfere with street lighting. If the development is to be offered for adoption by the developer, exact details of the layout and construction will be determined as part of the s38 agreement process.

Officer comment:

These elements can be resolved via condition

SCC Highways has suggested the following additional conditions.

CONDITIONS ER 2 - Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority. Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

Conditions for outline planning permission 1636/16 relating to highways are as follows:

Condition 7 - PROVISION OF VISIBILITY SPLAYS

Condition 8 - PROVISION OF ROADS AND FOOTPATHS Condition 9 - PROVISION OF ROADS

Condition 10 - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED

Condition 14 - PROVISION OF CAR PARK

Condition 16 - DETAILS OF PEDESTRIAN LINK AND RESTRICTION ON ACCESS

Condition 20 - CONSTRUCTION MANAGEMENT TO BE AGREED

SCC Developer Contributions

This planning permission has a S106A dated 4th July 2018 which contains planning obligations in favour of the County Council. The reserved matters application will need to be linked with the existing S106A. Infrastructure mitigation for this scheme is also covered by the District's Community Infrastructure Levy (CIL).

The Therefore SCC intends on making a bid for the District's CIL funds prior to the development being built out. Planning permission has been applied for a second phase of development (19/02656) accessed through this site which may provide additional land to the existing primary school. A feasibility study for the primary school expansion has raised highway and drainage issues which would need to be overcome to facilitate any built expansion of the primary school. The supporting Drainage Strategy (January 2020) does state that Phase Two, which is located to the south of the site, has also been incorporated into the drainage design but this does not include phase 2b which is the school expansion parcel. In December 2018 the SCC Schools Infrastructure Team agreed in principle to enter into a land option for the land adjacent to the existing school site should this be forthcoming. If SCC were to take an option on land for the existing primary school to expand or reorganize the site they must include a provision that there is a connection for the foul and surface water connections to this site, as they can't be dealt with on the primary school land (at no cost, aside from legal fees, for the option). I have no further comments to make on the reserved matters pre-app application but I have copied this letter to colleagues who respectively deal with highways, drainage, archaeology and fire protection matters who may wish to comment.

SCC Travel Plan

I can confirm that the response that I originally provided on the 11th November 2019 still applies.

I have no comment to make, as the Travel Plan requirements for this application are separately secured through the Section 106 Agreement.

Internal Consultee Responses (Appendix 6)

BMSDC Communities

Although there appears to be general support from the Parish Council for this application, together with an acceptable play area provision, it is important to note that there is a general lack of teenage play provision within the village and the PC should ensure that this is addressed. The detail of the proposed LEAP therefore needs to consider this. It is suggested that PC or the local village hall and playing field trust undertake the future management of this provision and therefore should work collaboratively on this, to ensure the overall village provision is appropriate.

BMSDC Environmental Sustainability

No comments to make with respect to Sustainability Issues as none of the submitted documents relate to that subject area.

Environmental Health Noise/Odour/Light/Smoke

No comments or objections to make in relation to this application to approve reserved matters.

BMSDC Environmental Health Land Contamination

No objections to the submitted documents from the perspective of land contamination or air quality.

BMSDC Planning Policy

No response

BMSDC Air Quality

I can confirm that I have no comments to make with respect to Local Air Quality Management as none of the submitted documents relate to that subject area. I don't think that there remain any outstanding air quality issues with the site so I don't believe that future consultations relating to Local Air Quality Management Areas are necessary

BMSDC Public Realm

The Public Realm team does not wish to offer any comments on this planning application

Heritage Team

The Heritage Team has no comments to provide regarding the above application.

BMSDC Waste Management

No objection subject to conditions

Not all of my previous comments have not been actioned please can you ensure that the bin presentation point are amended as advised, see below for details.

The presentation points for the waste and recycling bins for each property the points must be at the edge of the curtilage unless specified and detailed.

BMSDC Strategic Housing

The proposed mix has been further amended and the layout of ground floor affordable unit bathrooms revised to better reflect the requirements of the Strategic Housing Team. It is now expected that the team will support the proposal but due to the timing of the submission of the latest revisions it has not been possible to include the Team's formal written response. A verbal update will therefore be provided at the meeting and a strategic housing officer is hoping to attend the Committee meeting.

Place Services Ecology

We have reviewed the revised Landscape Master Plan (Liz Lake Associates, January 2020) and the Detailed Planting Proposals (Liz Lake Associates, January 2020) and have reassessed the Preliminary Ecological Appraisal (Base Ecology Ltd, March 2016) submitted at outline stage of this application. In addition, we have reviewed the Landscape and Ecological Management Plan (Liz Lake Associates, November 2019) which was submitted to discharge Condition 13 for the application DC/19/05268. We approve of the proposed landscape design for this application and support the proposed reasonable biodiversity enhancements within the Landscape and Ecological Management Plan, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019.

However, we recommend that Operation 12 / 13 could also include the provision of wildlife friendly fencing. This would include the provision of 13x13cm gaps at the base of fences, which will allow Hedgehogs, reptiles and amphibians to radiate across the whole site. We also note that the Landscape and Ecological Management Plan (Liz Lake Associates, November 2019) does not include the exact locations/orientations of the proposed hibernacula, bird and bat boxes/bricks. Therefore, it is indicated that this would be beneficial for contractors to appropriately implement the proposed biodiversity enhancement measures.

Woolpit Health Centre

Thank you for your letter dated 31 January 2020. We would like to comment on the car park which is included within the plan. The original idea of the car park was to ease the pressure on the Health Centre and congestion in our current car park, but also to allow further expansion as was needed to ensure health services are sustainable in the long-term. We had very positive discussions with Pigeon and the developers throughout this process, however, we are very concerned following our last discussions with the Mid Suffolk District Council last February nothing appears to have progressed. We are particularly concerned around how the method of delivery, what the ongoing plan is in order to maintain sustainability and whether we will have the ability to use it in the future. The ideal solution would be to extend the buildings at the Health Centre in order to ensure that the provision is sustainable with growth within Woolpit and the catchment area of fourteen parishes which is served by the Health Centre.

Throughout the process we have tried to be positive and diligent in delivering the car park for the benefit for all residents. We are extremely concerned there appears to be no current forecast on the expected development and delivery of the car park, including any recent correspondence serving as an update. We would like to request this is rectified as a matter of urgency and there is a plan in place to ensure the future sustainability of health services and the ability for patients to access them safely

B: Representations

At the time of writing this report at least 4 letters/emails/online comments have been received. It is the officer opinion that this represents 4 objections. A verbal update shall be provided as necessary.

Views are summarised below:-

- Loss of trees
- Impact on wildlife
- Loss privacy
- Sewerage issues and drainage on/off site
- Request a buffer zone around the site
- Overload the existing health centre
- Lack of traditional materials

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/18/03517

Application under Section 96a of the Town and Country Planning Act - Erection of up to 120 dwellings with construction of car park Ref 1636/16 Non amendment to Condition 2 (Approval of Reserved Matters) and Condition 13 (Landscape and Ecological Management Plan) only as follows,

DECISION: GTD
30.11.2018

Condition 2 to read,
Before any development is commenced within any of the following individual phases

Phase A -115 dwellings;
Phase B first self-build plot;
Phase C- second self build plot;
Phase D - third self build plot;
Phase E - fourth self build plot;
Phase F - fifth self build plot;
Phase G - the car park to be associated with Woolpit Health Centre approval of the details of the appearance, scale and layout of the building(s) and the landscaping for that individual phase (hereinafter called "the reserved matters!") shall be obtained in writing from the Local Planning Authority,

Condition 13 to read,
Prior to the commencement of any dwelling/s above slab level within Phase A (as defined by condition 2), a landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the local Planning Authority for Phase A. The LEMP shall include the following: (Remaining wording unchanged)

REF: DC/19/05266

Discharge of Conditions Application for 1636/16- Condition 18 (Surface Water

DECISION: PGR
07.01.2020

Drainage Details) and Condition 20
(Construction Management)

REF: DC/19/05267	Discharge of condition application for 1636/16 - Condition 19 (Landscape and Historic Visual Impact Assessment)	DECISION: GTD 06.01.2020
REF: DC/19/05268	Discharge of condition application for 1636/16 - Condition 5 (Archaeological works), Condition 11 (Construction Environmental Management Plan (Biodiversity), Condition 13 (Landscape and Ecological Management Plan).	DECISION: GTD 06.01.2020
REF: DC/20/00612	Discharge of Conditions Application for 1636/16- Condition 18 (Surface Water Drainage Details)	DECISION: PCO
REF: 1636/16	Outline planning permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction).	DECISION: GTD 06.07.2018
REF: 1001/16	Screening Opinion for proposed - Outline planning application for up to 120 dwellings, construction of car park to be associated with Woolpit Health centre and associated open space	DECISION: EAN 17.03.2016

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The site is located to the east side of Woolpit. Woolpit is designated as a Key Service Centre within the Core Strategy. The site itself has no designations within the Development Plan and lies outside the defined settlement boundary.
- 1.2 The site is an agricultural field.
- 1.3 South Boundary: This is an open boundary with the continuation of the field beyond for the most part. The exception being a mature copse to the centre of this boundary. This is shown to be capable of retention on the indicative plan.
- 1.4 East Boundary (Southern end): An irregular shape thin boundary of mature trees/hedge beyond which are further fields.
- 1.5 East Boundary (Northern end): A straight line boundary of denser trees/hedge beyond which is a large pond/small lake (former clay pit) up to Old Stowmarket Road.
- 1.6 North Boundary: A linear boundary along Old Stowmarket Road with scattered trees and open grass bank in part. This is where the main access is proposed. There is a paved footpath on the opposite side of this road, but not on the side the site is located.
- 1.7 West Boundary (Northern end): Rear of properties located in Saffron Close and includes dense mature trees and hedgerow.
- 1.8 West Boundary (Southern end): Rear of Health Centre. The boundary of the site is mature trees and shrubs that currently separates the site from the car park that wraps around the side and rear of the Health Centre. Included in the outline permission is a much-needed extension to this car park.

2. The Proposal

- 2.1. This is a Reserved Matters [RM] application for 115 dwellings following the grant of outline planning permission for up to 120 dwellings. [scale, layout, appearance and landscaping]
- 2.2 The proposed tenure, mix and size of units as amended following negotiation is as follows:

Beds	Old Mix	New Mix	Percentage of Market Mix
1	0	0	0%
2	10	14	19%
3	24	20	27%
4	32	32	44%
5	7	7	10%

Figure 1: **Table showing latest tenure, mix and size**

2.3 The proposal includes 4 x bungalows with the remainder of properties comprising 2 -storey units. Some of the affordable units are to be delivered in the form of self-contained maisonettes with each home having independent access and garden space. This will mean every maisonette occupier will have private amenity space and an area within which to naturally dry their washing. [on 'good drying' days]. This is important because it will help to reduce energy bills for tenants as they will not need to always rely on tumble dryers or hanging damp clothes over radiators/airers.

2.3. All of the affordable units will comply with non-mandatory Nationally Described Space Standards [NDSS] and that is welcomed. In response to negotiation the applicants have also voluntarily enhanced the internal sizes of the majority of their open market units such that 63% of these units will now also meet NDSS. As the Council currently has no planning policy to require this the positive reaction of BDW is seen as collaborative and a good example of a developer working with the Council to raise standards and quality.

NDSS analysis table follows....

Market Mix						
House Type	Number on Site	Beds / Persons	Storey	Sqft	NDSS Requirement	Meets NDSS
F	10	2B4P	2	620	850	
Bungalow	4	2B4P	1	988	753	
G	8	3B5P	2	832	1001	
H	4	3B6P	2	1027	1098	
I	8	3B5P	2	1001	1001	
J	4	4B7P	2	1220	1238	
K	3	4B8P	2	1444	1335	
L	1	4B6P	2	1081	1141	
M	3	4B7P	2	1536	1238	
N	11	4B8P	2	1491	1335	
O	4	4B8P	2	1703	1335	
P	6	4B8P	2	1765	1335	
Q	4	5B9P	2	1972	1378	
R	3	5B9P	2	1983	1378	

Figure 2: **NDSS Analysis**

- 2.4. The layout satisfies the Council's parking standards in terms of the number of parking spaces.
- 2.5 The layout delivers satisfactory back to back separation between dwellings and garden sizes.
- 2.4. The gross density of the development [red line area [5.5ha] divided by 115 units] is 20.9dph.
- 2.5 When the main areas of open space are deducted the net density of the development [4.23ha divided by 115 units] is 27.1dph.
- 2.8. The exact details of external materials are to be conditioned but the use of clay plain/pan tiles in key locations is required.

3. The Principle Of Development

- 3.1. The principle of development has already been established as a result of the grant of outline planning permission and this can no longer be a matter for debate. Furthermore, that consent allowed for up to 120 dwellings and so the principle of 115 dwellings as proposed here as part of this reserved matters submission is also acceptable in principle.
- 3.2 Members are now being asked to consider the merits of the detailed **layout, scale, appearance and landscaping**.

4. Site Access, Parking And Highway Safety Considerations

- 4.1. The site is to be accessed by a purpose-built single point of access in the form of an 18m wide bell mouth junction onto Old Stowmarket Road which will feed the estate spine road [5.5m wide] and its off shoots.
- 4.2 As the total number of units served off this access are below 150 the development can be adequately serviced from a single point of access are accord with highway standards.
- 4.3 The proposed access has already been approved [outline stage].
- 4.4 Beyond the main access the estate is then served by a central spine road off which spring a number of smaller roads many of which take the form of shared surface routes.
- 4.5 Once inside the site the main spine road forks with a short spur providing access to a group of four bungalows and beyond that the planned car park [s106 Agreement & CIL] adjacent to the local surgery. In their comments the frustration of the GP Practice is noted in respect of what they see as a lengthy delay in securing the car park on the back of this development. Members will of course realise that before the S106 can be triggered the reserved matters have to be approved and a start made on site. Delivery is then subject to pre-determined triggers. The land will be transferred to the Council and the Council will release CIL funds to deliver the car park. What is proposed within this report is a deed of variation to bring forward the land transfer to an earlier phase thereby enabling the Council to provide the facility via CIL at a point earlier than expected. Hopefully when this is understood the GP Practice will welcome the Council's efforts and realise the project has not stalled but is subject to a number of prescribed steps.
- 4.6 Delivery of the new car park is seen as an important benefit and the developer/land owner have been asked to consider bringing forward the land transfer date to enable the Council to provide the facility earlier than originally envisaged in the S106 associated with the outline permission. The developer has indicated that the access road that would serve the car park and the bungalows would be in the earlier phase of build-out and so transfer could be brought forward as the Council could then seek to procure completion of the car park whilst adjacent development is underway. Operationally this is beneficial and less likely to cause later disturbance to residents who have moved into the new development. Currently the S106 Agreement sets a transfer deadline for the car park land at not later than 47 occupations.

- 4.7 Members are advised that the best way to secure the early transfer of the car park land by mutual agreement is by way of a Deed of Variation [to the original S106].

5. Scale, Design And Layout [Impact On Street Scene]

- 5.1. The scale of development at 115 dwellings is acceptable and below that approved at outline stage which described an upper limit of 120 dwellings. Whilst the principle of up to 120 dwellings was approved at outline stage the Council must still be satisfied that the way the applicant has distributed the proposed 115 dwellings across the site is acceptable amongst other things from an urban design perspective.
- 5.2 In this particular case the layout has been subject to extensive negotiation and amendment and what has evolved through this collaborative dialogue is what will be an attractive and visually interesting place'.
- 5.3 The layout is arranged around a centrepiece of a 'green square' and a linear park on the eastern edge of the site. These are then connected through to the estate entrance by a green link. Recreational footpaths link the central green and the linear park and provide a great opportunity for residents to exercise in pleasant surroundings. These corridors also provide potential new habitats.
- 5.4 All areas of open space are well surveilled from adjacent frontage homes and the estate will have an open and airy character.
- 5.5 Notwithstanding the mix of proposed materials shown on the submitted plans this detail will need to be conditioned for subsequent approval because at present the proposed materials plan does not reflect current discussion and lacks the expected range of materials including traditional clay plain/pan tiles / slate roofs and soft red and/or cream stock bricks. It is anticipated that BWH will make the necessary changes in order to meet the Committee's design quality expectations.

6. Landscaping

- 6.1. Details are acceptable and there is no objection from the Council's appointed consultant.

7. Other Considerations

- 7.1 The reserved matters details have attracted no adverse comments from consultees and therefore they are considered acceptable from a heritage impact perspective. Members will have noted the endorsement of Historic England in respect of amendments to the layout.
- 7.2 The layout has been carefully devised to avoid adverse impacts on the amenity enjoyed by neighbours through sensitive positioning of units, sympathetic storey heights and orientation.

- 7.3 SCC Flood & Water Management currently have a holding objection due to a requirement for additional technical detail to demonstrate that the proposed drainage basin is appropriately sized.. It is expected that a technical engineering solution is possible within the site and that sufficient open space will remain and that the solution will deliver either a full or hybrid SuDS solution. Agreeing a final design can be satisfactorily resolved through continued dialogue and exchange of information in the event that the recommendation in this report is agreed and that the suggested Deed of Variation will take a little time to complete and this time can be used to progress final designs thereby avoiding unnecessary delays and barriers to commencement.
- 7.4. It is therefore recommended that should Members be minded to resolve to approve the reserved matters [subject to a Deed of variation] then this be subject to all drainage matters being resolved during the course of the Deed of Variation negotiations. In the event that these matters cannot be fully resolved the Deed will not be completed and the application will be returned to Committee.
- 7.5 Included within the details is a commitment to:
- Provision of ten artificial bird boxes (including at least five starling boxes)
 - Provision of ten artificial bat roosting features
 - Provision of two suitable grass snake nesting sites and four hibernacula suitable for amphibians or reptiles adjacent to the attenuation ponds in the east of the site
 - Individual houses and the site infrastructure has been designed to allow for a smart Electric Vehicle Charging network to be installed
- 7.6 The applicant company wishes to draw attention to the fact that it is utilising its partnership with the RSPB to ensure a range of planting is used to maximise the biodiversity benefits the scheme can offer (<https://www.barratthomes.co.uk/campaigns/giving-nature-a-barratt-home/>)
- 7.7 Barratt Developments Plc (of which David Wilson Homes is part of) has also recently become the first UK house builder to set science-based targets for reducing carbon emissions. A science-based target is one that is modelled in line with what climate scientists say is required to limit global warming to 1.5°C above pre-industrial levels, which is needed to mitigate the worst impacts of climate change. They state that their targets are to:
- Reduce direct carbon emissions from our business operations by 29% by 2025.
 - Reduce our indirect carbon emissions, such as those from our supply chain and our homes in use over their lifetime, by 11% by 2030
- 7.8 In terms of the present details it is suggested that an additional condition be added to require the applicant to demonstrate how in practice the development will meet the

requirements of CS3. [Reduce contributions to climate change and sustainable construction]

8. Deed of Variation

8.1 The applicants have agreed that they are willing to facilitate the early transfer of the car park land to the Council in discussion with the land-owner and this is best secured by way of a Deed of Variation to the original agreement. In doing so all other previous S106 commitments and obligations need to be maintained.

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

12.1. The reserved matters details are considered acceptable in that they give rise to no material adverse impacts and comply with Council standards and produce a well-designed and interesting development with considerable benefits in terms of access to new public open spaces, enhanced connectivity, opportunities for informal recreation and fitness and well as the delivery of much needed affordable homes. The principle has already been established and that part of the planning balance has already been appropriately exercised.

RECOMMENDATION

That

(1) Subject to the satisfactory submission of drainage basin and surface water drainage details and then the prior agreement of a Deed of Variation on appropriate terms to the satisfaction of the Chief Planning Officer to secure the early delivery of the proposed transfer of the ‘car park land’

Then:

(2) That the Chief Planning Officer be authorised to GRANT reserved matters subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Approved Plans (Plans submitted that form this application)
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)
- CS3 compliance statement

- External Materials to be submitted and chosen from traditional vernacular palette
- Window reveals and externally applied glazing bars to double glazed units
- Need to further agree elevations on corner turning units and final details of external finishes to properties
- Swift boxes installation scheme to be agreed
- Hedgehog fencing scheme to be agreed
- Other ecological mitigation
- Dual gardens for affordable maisonettes
- SuDs conditions
- Energy and Renewables scheme
- Rainwater harvesting to be agreed
- Construction Method Statement to be agreed
- As suggested by highway authority
- Post and rail fencing to open space
- No fences between frontages [need to be walls]
- Bin collection point locations